

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 17, 2008



ER08-01: BCS Development Company

CASE DESCRIPTION: a request for release of a 20-foot wide and 4,110.07-foot long general utility easement

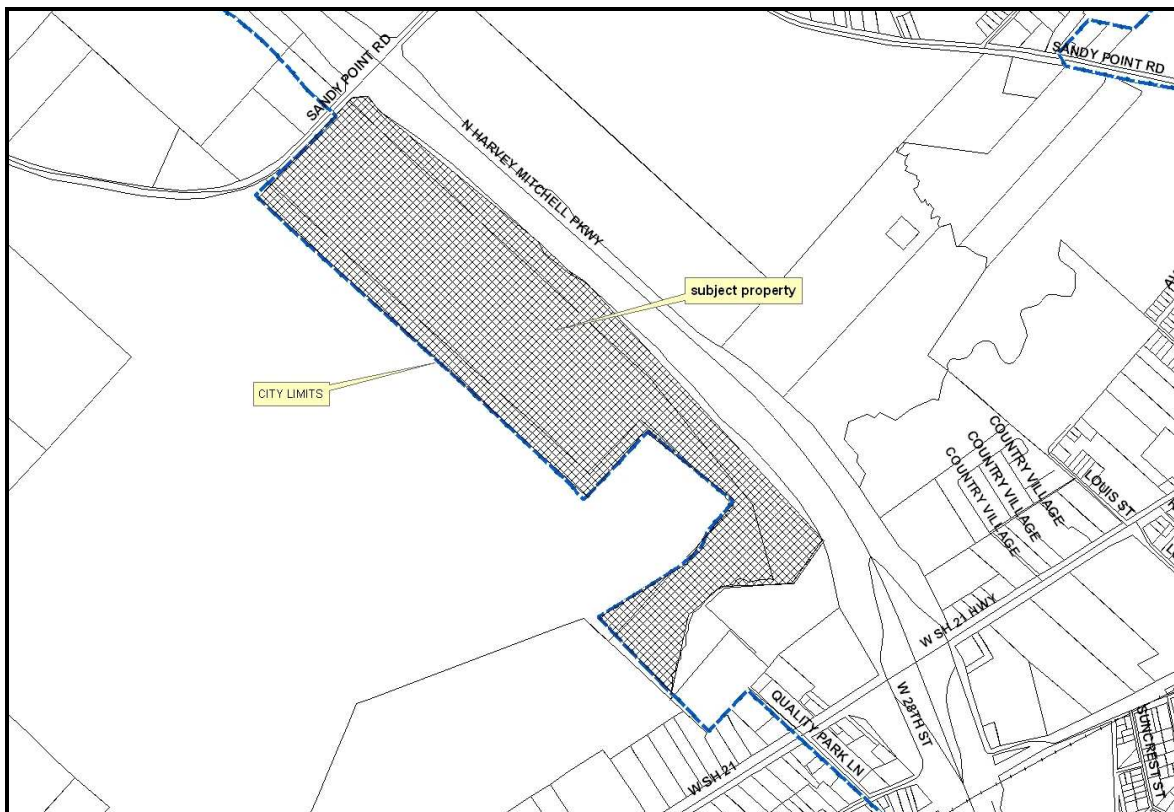
LOCATION: extending generally south for a distance of 4,110.07 feet from Sandy Point Road (F.M. 1687), approximately 513 feet southwest from its intersection with North Harvey Mitchell Parkway (F.M. 2818), on 177.64 acres of vacant land out of Hezekiah Jones Survey, A-145 in Bryan, Brazos County, Texas.

APPLICANT(S): BCS Development Company

AGENT: McClure and Browne Engineering/Surveying, Inc.

STAFF CONTACT: Martin Zimmermann, Senior Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the release of this general utility easement, as requested.



BACKGROUND AND ANALYSIS:

This property was recently annexed to the City of Bryan at the property owner's request. A new residential community is currently being master-planned here.

A 20-foot wide general utility easement extends through the subject property for a distance of almost $\frac{3}{4}$ of a mile, as shown on the attached survey. The easement was first recorded with the Brazos County Clerk in 1984. No utilities are currently located in the easement area. A 20-inch wide public sewer line extends through this property, but is located outside the easement area.

Only Bryan's City Council is empowered to authorize release of easements that were dedicated by a legal instrument other than a subdivision plat. The Planning and Zoning Commission is asked to make a recommendation to the City Council regarding this easement release request.

ANALYSIS AND RECOMMENDATION:

No utilities are currently located in the easement area. None of the franchised utility services has indicated a need or desire for possible future use of the easement under consideration.

The Site Development Review Committee and staff recommend **approving** the release of this general utility easement, as requested.